178.0	0007	0014.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	716,300 / 716,300
					USE VALUE:	716,300 / 716,300
					ASSESSED:	716,300 / 716,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
1		DAY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	YU ROBERT TZU HSIANG &
Owner 2:	LEE CHIA YING
Owner 3:	
Street 1:	1 DAY STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	CORBETT JAMES C/ALLISON M -
Owner 2:	-
Street 1:	1 DAY STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .147 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1952, having primarily Clapboard Exterior and 1865 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6400.000	287,900		428,400	716,300
Total Card	0.147	287,900		428,400	716,300
Total Parcel	0.147	287,900		428,400	716,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 384.03 /Parcel: 384.03

Legal Description

User Acct 120988

GIS Ref

GIS Ref

Insp Date 07/13/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 178.0-0007-0014.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	287,900	0	6,400.	428,400	716,300		Year end	12/23/2021
2021	101	FV	277,800	0	6,400.	428,400	706,200		Year End Roll	12/10/2020
2020	101	FV	277,800	0	6,400.	428,400	706,200	706,200	Year End Roll	12/18/2019
2019	101	FV	223,100	0	6,400.	428,400	651,500	651,500	Year End Roll	1/3/2019
2018	101	FV	223,100	0	6,400.	361,100	584,200	584,200	Year End Roll	12/20/2017
2017	101	FV	223,100	0	6,400.	330,500	553,600	553,600	Year End Roll	1/3/2017
2016	101	FV	223,100	0	6,400.	281,500	504,600	504,600	Year End	1/4/2016
2015	101	FV	209,100	0	6,400.	244,800	453,900	453,900	Year End Roll	12/11/2014

!14026!

PRINT

Date	Time
12/30/21	18:12:08

LAST REV

Date	Time
06/08/21	12:25:52
jorourke	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 14026

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CORBETT JAMES C	59366-469		6/25/2012		475,000	No	No		
PRASAD RAY S	48416-148		10/31/2006		420,000	No	No		
PRASAD RAY S	43245-330		7/8/2004	Family	1	No	No		
JOHNSON MICHAEL	33167-510		6/29/2001		420,000	No	No		
LONADIER ROBERT	26959-277		1/2/1997		233,000	No	No	Y	

USER DEFINED

Prior Id # 1:	120988
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/21/1997	420		600					EXTEND PORCH 6 FEE

ACTIVITY INFORMATION

Date	Result	By	Name
7/13/2018	MEAS&NOTICE	BS	Barbara S
8/25/2012	MLS	EMK	Ellen K
10/24/2008	Meas/Inspect	189	PATRIOT
2/7/2007	MLS	MM	Mary M
1/4/2000	Mailer Sent		
12/28/1999	Measured	163	PATRIOT
7/23/1993		PC	PHIL C

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6400		Sq. Ft.	Site		0	70.	0.96	7									428,400						428,400	

Total AC/HA:	0.14692	Total SF/SM:	6400	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	428,400	Spl Credit		Total:	428,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	LT. GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1952	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	2	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.32394099
Const Adj.:	0.99989998
Adj $ / SQ:	145.619
Other Features:	81000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	353655
Depreciation:	65780
Depreciated Total:	287875

COMMENTS

SIMK IN BSMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6		BRs: 3			Baths: 1				HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

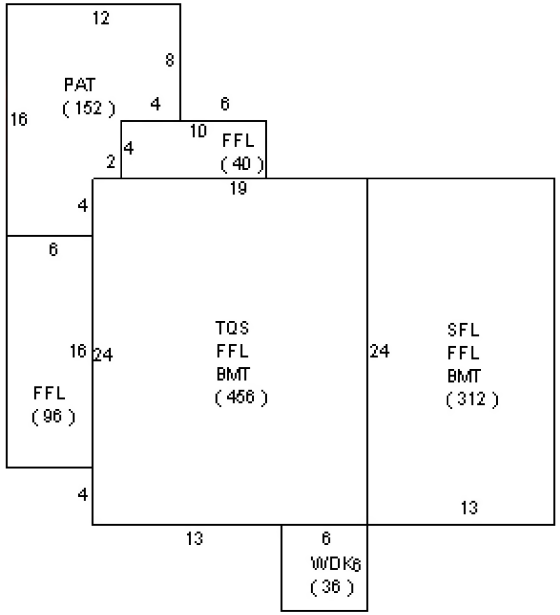
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	145.62
Special Features:	0	Val/Su Net:	114.52
Final Total:	287900	Val/Su SzAd	184.79

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	904	145.620	131,640
BMT	Basement	768	57.930	44,488
TQS	3/4 Story	342	145.620	49,802
SFL	Second Floor	312	145.620	45,433
PAT	Patio	152	4.720	717
WDK	Deck	36	16.000	576

Net Sketched Area:	2,514			Total:	272,656
Size Ad	1558	Gross Area	2628	FinArea	1865

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

178.0-0007-0014.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
---	---	---	---	---	---	---	---